

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lancaster County**

State: **PA**

PJ's Total HOME Allocation Received: **\$19,260,995**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	96.30 %	99.53 %	26	96.45 %	46	46	
% of Funds Disbursed	92.26 %	93.38 %	18	87.93 %	64	63	
Leveraging Ratio for Rental Activities	5.34	4.82	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.07 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.73 %	72.02 %	9	70.15 %	86	82	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	78.83 %	81.70 %	16	80.67 %	34	35	
% of 0-30% AMI Renters to All Renters***	32.92 %	37.14 %	16	45.30 %	29	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.85 %	98.39 %	12	95.32 %	62	60	
Overall Ranking:			In State:	7 / 29	Nationally:	75 76	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,292	\$19,552		\$26,635	647 Units	65.70 %	
Homebuyer Unit	\$6,096	\$16,147		\$14,938	239 Units	24.30 %	
Homeowner-Rehab Unit	\$23,001	\$16,057		\$20,675	25 Units	2.50 %	
TBRA Unit	\$6,414	\$5,906		\$3,216	74 Units	7.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$122,533	\$93,623	\$21,037
State:*	\$97,193	\$39,590	\$16,244
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	70.6	77.8	92.0	85.7	Single/Non-Elderly:	13.0	22.2	20.0	0.0
Black/African American:	11.6	6.7	8.0	14.3	Elderly:	31.7	0.8	52.0	0.0
Asian:	0.0	0.8	0.0	0.0	Related/Single Parent:	40.9	33.1	12.0	85.7
American Indian/Alaska Native:	0.2	0.0	0.0	0.0	Related/Two Parent:	11.6	43.1	16.0	14.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.8	0.8	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.5	0.0	0.0	0.0					
Asian/Pacific Islander:	0.2	1.7	0.0	0.0					
ETHNICITY:									
Hispanic	16.9	13.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	38.2	19.7	40.0	0.0	Section 8:	16.3	0.8 [#]		
2 Persons:	26.8	21.8	32.0	14.3	HOME TBRA:	0.5			
3 Persons:	19.5	28.9	8.0	42.9	Other:	22.8			
4 Persons:	10.1	17.6	4.0	14.3	No Assistance:	60.5			
5 Persons:	4.5	7.5	4.0	14.3					
6 Persons:	0.8	4.2	8.0	14.3					
7 Persons:	0.2	0.4	0.0	0.0					
8 or more Persons:	0.0	0.0	4.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				139

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster County State: PA Group Rank: 75
 (Percentile)
 State Rank: 7 / 29 PJs Overall Rank: 76
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	87.73	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.85	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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